

VI. CONCLUSION AND PLAN OF ACTION

This Rural Service Area Land Management Plan marks the first comprehensive effort to study and plan for land uses in the rural area. For the past thirty years, the Urban Service Area concept has provided a means to cluster growth a compact and contiguous area. Now, by looking beyond the confines of the Urban Service Area, we may plan for the county as a whole, realizing that preservation of the rural area is every bit as important as planning for the urban area if the character and essence of the Bluegrass is to be maintained.

This plan does not **end** the process of planning for the proper preservation of rural character of Lexington-Fayette County. It attempts to provide and document our community's vision of how our rural heritage is to be enhanced and preserved in the next century. This plan **begins** the process resolving the issues of rural preservation, and sets out the additional rural planning, implementation, regulatory and administrative endeavors to be undertaken in the next several years. A diligent program of further studies, plans and ordinances will be needed to bring this plan to life. The following table summarizes the major actions identified in this plan and a general time frame for their implementation. (Note: It is not organized in order of priority.)

FIGURE 6-1: ACTION PLAN TABLE

RECOMMENDED ACTION	INVOLVED PARTIES	TIME FRAME	TYPE OF ACTIVITY
1) Determine public willingness to fund a comprehensive PDR program; The following series of actions are predicated upon the concept that there WILL be some type of funded PDR program to be the cornerstone of the implementation program.	The Community as a Whole	Fall 1999	Referendum under HB 644; or determination of alternative funding mechanism
2) Initiate a Zoning Ordinance Text Amendment to increase the minimum lot size in the A-R zone to 40 acres	Division of Planning Planning Commission Urban County Council	Begin process after Rural Plan adoption	Ordinances
3) Create Zoning Ordinance category for 'Buffer Area' Land Use category	Division of Planning, Planning Commission, Urban County Council	Begin process after Rural Plan adoption	Ordinance
4) Initiate a program of government sponsored zone changes to remove inappropriate non-residential zoning from the Rural Service Area.	Division of Planning	Start in year 2000	Zone Map Amendments
5) Establishment of the Administrative mechanisms for the acquisition and holding of development rights	LFUCG	After referendum	Administrative and Council action
6) Completion of details of PDR priorities and LESA program	LFUCG Administration Urban County Council	Begin process after Rural Plan adoption	Administrative and Council action

RECOMMENDED ACTION	INVOLVED PARTIES	TIME FRAME	TYPE OF ACTIVITY
7) Study and creation of “TDR” related preservation tools as identified in the Rural Plan	Division of Planning, Planning Commission, Council	Begin in 2000	Ordinance
8) Comprehensive study of historic rural settlements; creation	Division of Planning	Late 2000	Planning and Study Effort; possible Comp Plan amendment
9) If warranted, zoning ordinance text (and perhaps) map amendments to implement historic settlement study.	Division of Planning Planning Commission Urban County Council Affected settlements	After study completion (mid-late 2001)	Ordinances
10) Miscellaneous zoning ordinance and subdivision regulations text amendments as warranted to address specific concerns regarding the possible following issues: <ul style="list-style-type: none"> • stone fences • aquifer protection • viewshed protection • environmentally sensitive areas 	Division of Planning Planning Commission Urban County Council, Royal Spring Committee	Initiate as needed beginning in 2000	Ordinances
11) Activities related to addressing the need for and identification of potential future growth area(s) including those listed in IV-G herein.	Division of Planning, Planning Commission, Urban County Council	On-going planning process	Various
12) Consideration and decision on the inclusion of the Potential Adjustment Areas in the Urban Service Area	Division of Planning, Planning Commission	Next Comprehensive Plan consideration	Planning effort
13) Work more closely with other counties on policy issues related to regional planning/Strengthen the Regional Planning Council	Division of Planning, Planning Commission, Urban County Council	On-going planning process	Administrative
14) Implementation of the Five Focus Areas Recommendations	Divisions of Planning and Parks and Recreation, Planning Commission, Greenspace Commission, Urban County Council	After study completion	Various
15) Further examination of Infill and Redevelopment Policies for the Urban Area	Division of Planning, Planning Commission, Urban County Council	After Rural Plan Adoption	Various

This Rural Service Area Land Management Plan proposes a departure from previous policies used in the past to preserve rural land. The Action Plan Table sets forth a new, multi-faceted series of activities that neither relies solely on public regulation or private actions to achieve their goals. These blended implementation approaches are intended to provide a stable, long-term approach to preserve the rural aspects of this community’s character and proposes an orderly process to ensure the long-term preservation of our rural area.

The level of success that our community is able to achieve in the preservation of its rural areas is to a large degree dependent upon success in the continuation of this planning process. The impetus to see this process through to its conclusion is dependent upon the citizens of Lexington-Fayette County, who are the driving force of all planning in the community. There is no doubt that Lexington-Fayette County will move forward on these efforts. This community has keenly demonstrated time and again the degree to which it cherishes its rural heritage, and its desire to share this heritage with the future generations of Lexington-Fayette County, our Commonwealth, our Country, and the world.

